

: OFFICIAL PROCEEDINGS :**: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning and Zoning Commission was held on Thursday, October 6, 2016, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL

The following Planning and Zoning Commissioners were present: Anderson, Durand, Misselhorn, Viera, and Chairperson Wiesehan- 5. Commissioners absent: Heard, Unes - 2.

City Staff Present: Leah Allison, Kimberly Smith, Shannon Techie, Madeline Wolf

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Commissioner Durand made a motion to amend the minutes from August 4, 2016 to note he was present under Roll Call.

Motion:

Commissioner Misselhorn moved to approve the minutes of the amended Planning and Zoning Commission meeting held on August 4, 2016; seconded by Commissioner Viera.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS**CASE NO. PZ 16-34**

Hold a Public Hearing and forward a recommendation to City Council on the request of William Meritt to amend an existing Special Use Ordinance No 14,967 in a Class O-2 (Exclusive Office Park) District to add a 70 sq ft freestanding sign for the property identified as Parcel Identification Nos. 14-08-277-011 (N Knoxville Ave), 14-08-277-012 (N Knoxville Ave), 14-08-277-013 (7555 N Knoxville Ave), and 14-08-277-014 (7535 N Knoxville Ave), Peoria, Illinois (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 16-34 into the record and presented the request. Ms. Allison provided the summary of the proposal and the requested waiver to allow for gravel/rock mulch adjacent to the parking areas to remain. Ms. Allison noted Condition #1 for the repair of the access gate had been completed.

The Site Plan Review Board recommended APPROVAL of the 5' tall, 70sq.ft. sign subject to the following conditions:

- (1.) Repair the access gate on the existing garbage dumpster enclosure and place garbage dumpster inside the enclosure.
- (2.) Remove gravel/rock mulch within and adjacent to the parking lot.

Chairperson Wiesehan questioned the location of the gravel/rock mulch on the subject property.

Commissioner Viera requested additional information pertaining to Condition #2.

Ms. Allison said the gravel/rock mulch material was a safety issue. Ms. Allison noted prior to the request, Zoning Enforcement required the removal of the gravel.

Brandon Zeone, representing the petitioner, said the tenants requested the installation of the proposed sign. Mr. Zeone said he was present to answer questions. Mr. Zeone said the gravel has been removed and grass seed had been planted per Barr Landscape. Mr. Zeone said condition #1 had been complete.

With no further interest from the public to provide testimony, Chairperson Wiesehan closed the Public Hearing at 1:13p.m.

Motion:

Commissioner Misselhorn made a motion to approve the request as presented including SPRB condition #2; seconded, by Commissioner Anderson.

The motion was approved viva voce vote 5 to 0.

Yeas: Anderson, Durand, Misselhorn, Viera, Wiesehan – 5.

Nays: None.

Commissioner Anderson announced her abstention from Case No. PZ 16-36 due to financial interest.

CASE NO. PZ 16-36

Hold a Public Hearing and forward a recommendation to City Council on the request of Charles L. Fischer of Architectural Research & Design, P.C. to amend an existing Special Use for a retirement and nursing home, Ordinance NO. 13,392, as amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to allow for a building addition on the independent living facility, with waiver(s), for the property located at 3415 N. Sheridan Road (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-36 into the record and presented the request. Ms. Techie provided the summary of the proposal, the requested waivers, and background of the subject property as outlined in the memo.

The Site Plan Review Board recommended APPROVAL of the request with the following waivers and conditions:

- (1.) A waiver to allow the balconies as proposed, projecting approximately 4 feet into the required front yard setback along Florence Avenue.
- (2.) A waiver is requested to allow the proposed building at a height of 62 feet.
- (3.) A waiver to allow a decorative fence, approximately 3 feet in height, in front of the proposed building along Florence Avenue.
- (4.) Regular parking and disabled parking must be striped per Zoning Ordinance requirements.
- (5.) Any new rooftop or ground level mechanical equipment or utilities must be screened per Zoning Ordinance requirements.
- (6.) Proposed drive approach must meet the minimum required width of 24 feet for two-way operation, measured along the property line.
- (7.) Replace deteriorated and non-ADA-compliant walks and curbs along property frontage.
- (8.) A pedestrian accessible route (PAR) shall be provided between the public ROW on Florence and the accessible building entrance.
- (9.) Prior to the issuance of permits, verify with Public Works that no portion of the parking lot is draining across the public right of way.
- (10.) Storm water detention may be required and must be approved by Public Works prior to the issuance of permits.
- (11.) Fire Department connection must be approved by the Fire department prior to the issuance of permits.

Commissioner Misselhorn expressed concern the rooftop screening requirement (Condition #5) was not appropriate for the project.

Ms. Techie noted the Ordinance stated the requirement when mechanical units are visible from public right-of-way. Ms. Techie said the Ordinance allows owners to paint the mechanical units to match the building.

Commissioner Viera supported Condition #5.

Charles Fisher, the architect for the project, said Ms. Techie presented the request well. Mr. Fisher said the project would complement the campus and provide community stabilization. Mr. Fisher noted no public opposition to the project. Mr. Fisher had no objection to staff conditions.

Commissioner Viera questioned the request for a 3' tall fence. Viera noted he did not object to the fence. Mr. Fisher said the 3' tall fence would be a landscape feature.

Commissioner Misselhorn noted the fence was on the subject property and not in the public right-of-way.

Chairperson Wiesehan opened the Public Hearing at 1:32p.m.

Tom Bowers, an interested citizen, said he was not opposed to the request and supported the business. Mr. Bowers was present to represent adjacent neighbors requesting Avalon Place not be used as an entrance and exit for the construction of the development.

Commissioner Durand questioned if Mr. Bowers discussed his concern with the builders.

Mr. Bowers said he spoke to the City Councilperson but did not speak directly with the builders.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:35p.m.

Motion:

Commissioner Viera made a motion to approve the request as presented including the Site Plan Review Board conditions; seconded by Commissioner Misselhorn.

The motion was approved viva voce vote 4 to 0 with 1 abstention.

Yeas: Durand, Misselhorn, Viera, Wiesehan – 4.

Nays: None.

Abstention: Anderson - 1.

CASE NO. PZ 16-37

Hold a Public Hearing and forward a recommendation to the City Council on the request of Andy Wagenbach, of Wagenbach Builders Inc., for a Special Use for Waivers related to landscaping, street wall, setback, and roof material requirements in a Class WH (Warehouse) District, for the property located at 1112 - 1114 SW Jefferson (Parcel Identification Nos. 18-09-353-023 and 18-09-353-006), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 16-37 into the record and presented the request. Ms. Smith provided the summary of the proposal, the requested waivers, and background of the subject property as outlined in the memo.

Chairperson Wiesehan left Council Chambers at 1:38p.m and reentered at 1:39p.m.

The Site Plan Review Board recommended APPROVAL of the request, with the following waivers and conditions:

Waivers

- (1.) Roof type- Waiver from LDC Section 6.6.2.B.4, metal roofs to allow a non-standing seam, ribbed steal roof.
- (2.) Street Wall - LDC Section 6.5.A.14, waiver of requirement to provide a street wall along the unbuilt building line within 8 inches of the front property line, parallel to the building addition.

Conditions

- (1.) Prior to construction, final Site Plan Review Board approval is required. The application must include a lighting plan and all required submittals.
- (2.) Landscaping must be provided as indicated on the site plan.
- (3.) All applicable permits must be obtained.

Commissioner Misselhorn questioned why the subject property was under construction prior to approval. Ms. Smith said the applicant applied for and received a foundation only building permit. The foundation only permit allows the construction of the foundation, prior to the issuance of a building permit. The foundation only permit was issued (verbally and in writing) at the owner's own risk. The issuance of the foundation only permit does not obligate approval from the commission and/or City Council.

Commissioner Misselhorn inquired allowable building materials in Form District and in the Warehouse District and the materials the petitioner proposed.

Ms. Smith referred to the LDC, Appendix C Section 6.6.7.A., B., and C.

Commissioner Anderson noted the petitioner did not request a waiver for the façade; therefore, the petitioner must follow the Form District Exterior Building Materials Standards (Section 6.6.7.C).

Chairperson Wiesehan opened the Public Hearing at 1:51p.m.

Andy Wagenbach, petitioner, Mr. Wagenbach explained the request for waivers #1 and #2. Mr. Wagenbach requested the roof be ribbed steel as the existing building's roof was construction of ribbed steel. Mr. Wagenbach said the proposed roof material would reduce maintenance costs. Mr. Wagenbach said the required windows would not be visible with the inclusion of the street wall and eliminating the street wall requirement would reduce crime.

Commission Misselhorn questioned the exterior building materials on the Jefferson frontage façade.

Mr. Wagenbach proposed steel as the building material for the façade. Mr. Wagenbach questioned the base height requirements for the façade in the Form District.

Commissioner Misselhorn suggested the petitioner work with staff to confirm the compliance to Section 6.6.7.C. Misselhorn questioned if the petitioner agreed with staff's condition to uncover the boarded windows.

Jerry Trecek, Director of Peoria Rescue Ministries, expressed concern uncovering the boarded windows due to vandalism. Mr. Trecek said the windows were covered with stucco and stone.

Commissioner Viera expressed concern for the façade aesthetics of the alternatives to windows. Viera was in support of allowing the existing condition of the stone façade to remain.

With no further interest from the public to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 2:01p.m.

Motion:

Commissioner Misselhorn made a motion to approve as requested with staff conditions, excluding the condition to uncover the windows on the existing building, adjacent to the addition; seconded, by Commissioner Anderson.

Discussion:

Commissioner Misselhorn supported the removal of the condition to uncover the windows on the existing building as it was not directly related to the construction of the new addition. Misselhorn said the requested waivers were reasonable and he supported the request.

Commissioner Viera supported the proposed development and continuing development in the area. Viera expressed concern of not supporting the Form District requirements. Viera was not in support of the motion.

Chairperson Wiesehan supported the businesses in the area. Wiesehan agreed windows were an issue in this area due to high crime.

Commissioner Anderson suggested using glass blocks with masonry material in the front façade. Anderson expressed concern the Form District standards were not appropriate for the subject property.

Commissioner Viera expressed concern the Form District requirements were more important with residential across the street.

Ms. Smith noted the exterior building materials required for the façade would not be included as a requirement since the addition was less than 25% of an expansion of the building site.

The motion was approved viva voce vote 4 to 1.

Yeas: Anderson, Durand, Misselhorn, Wiesehan – 4.
Nays: Viera – 1.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there was no interest from citizens to address the Planning and Zoning Commission at 2:17p.m.

Commissioner Durand initiated a discussion regarding Robert’s Rules of Orders for recesses during Planning and Zoning Commission meetings. Durand encouraged consistency with the commission’s processes.

Commissioner Viera added to Durand’s statement on consistency and noted the importance of consistency.

Commissioner Anderson commented on the rezoning process and the commissions’ limitations to allow special uses without requiring rezoning when/where appropriate.

Chairperson Wiesehan requested report back on staff’s interpretation for additional authority of the commission when a special use request does not coincide with the allowable uses in the zoning districts.

ADJOURNMENT

Commissioner Anderson moved to adjourn the regularly scheduled Planning and Zoning Commission Meeting; seconded by Commissioner Durand.

The motion to adjourn was approved unanimously viva voce vote 5 to 0.

The Planning and Zoning Commission Meeting was adjourned at approximately 2:29p.m.

Leah Allison

Leah Allison, Senior Urban Planner

Kimberly Smith

Kimberly Smith, Senior Urban Planner

Shannon Techie

Shannon Techie, Senior Urban Planner

Madeline Wolf

Madeline Wolf, Development Technician